108.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	883,800 / 883,800
					USE VALUE:	883,800 / 883,800
					ASSESSED:	883,800 / 883,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		CLYDE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MINNITI FRANK/ETAL
Owner 2:	MINNITI ELAINE
Owner 3:	
Street 1:	28 CLYDE TERRACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .164 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1954, having primarily Wood Shingle Exterior and 2082 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7127.000	440,100		443,700	883,800
Total Card	0.164	440,100		443,700	883,800
Total Parcel	0.164	440,100		443,700	883,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.50 | /Parcel: 424.50

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 68857

GIS Ref

GIS Ref

Insp Date 09/11/18

!8464!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 108.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	440,100	0	7,127.	443,700	883,800		Year end	12/23/2021
2021	101	FV	427,800	0	7,127.	443,700	871,500		Year End Roll	12/10/2020
2020	101	FV	427,800	0	7,127.	443,700	871,500	871,500	Year End Roll	12/18/2019
2019	101	FV	302,100	0	7,127.	450,000	752,100	752,100	Year End Roll	1/3/2019
2018	101	FV	270,000	0	7,127.	335,900	605,900	605,900	Year End Roll	12/20/2017
2017	101	FV	270,000	0	7,127.	304,200	574,200	574,200	Year End Roll	1/3/2017
2016	101	FV	270,000	0	7,127.	291,600	561,600	561,600	Year End	1/4/2016
2015	101	FV	263,300	0	7,127.	247,200	510,500	510,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:22:49

LAST REV

Date	Time
09/26/18	13:52:33
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8464

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MINNITTI FRANK	26264-415		4/29/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	68857
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2010	2062	Addition	132,200					2ND FLOOR ADD

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	MEAS&NOTICE	CC	Chris C
3/31/2011	Info Fm Prmt	BR	B Rossignol
1/8/2009	Meas/Inspect	372	PATRIOT
10/26/1999	Meas/Inspect	256	PATRIOT
8/26/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7127		Sq. Ft.	Site		0	70.	0.89	5									443,668						443,700	

Total AC/HA:	0.16361	Total SF/SM:	7127	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	443,668	Spl Credit		Total:	443,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.15432274
Const Adj.:	0.99989998
Adj $ / SQ:	161.589
Other Features:	104281
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	493369
Depreciation:	53284
Depreciated Total:	440085

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

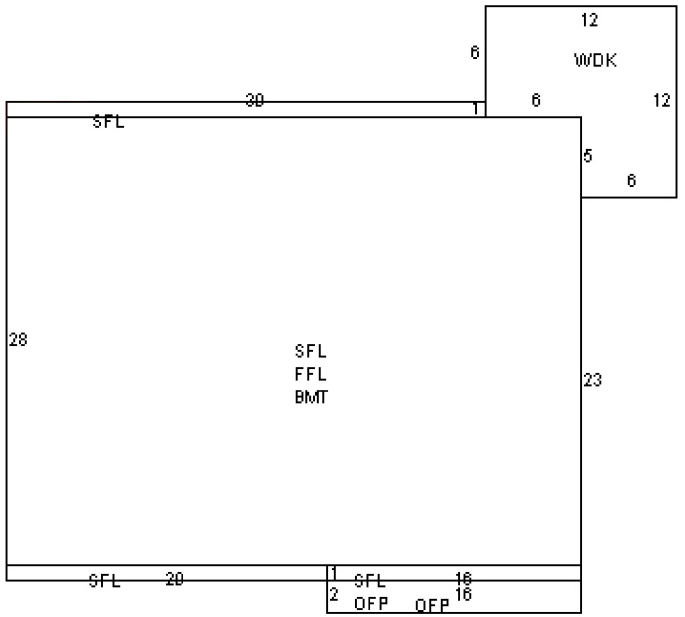
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	161.59
Special Features:	0	Val/Su Net:	135.33
Final Total:	440100	Val/Su SzAd	211.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,074	161.590	173,547
BMT	Basement	1,008	48.480	48,865
FFL	First Floor	1,008	161.590	162,882
WDK	Deck	114	14.770	1,684
OFP	Open Porch	48	44.000	2,112
	Net Sketched Area:	3,252	Total:	389,090
Size Ad	2082	Gross Area	3252	FinArea 2082

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

108.0-0002-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: